

# ***Building Code Board of Appeals***

## ***Agenda***

**February 19, 2015  
City Hall, Maple Room  
749 Main Street  
6:30 PM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Public Comments on Items Not on the Agenda
- V. Discussion
  - Residential permit handouts
- VI. Update
  - 2014 Permit Totals
- VII. Staff Comments
- VIII. Board Comments
- IX. Date of next meeting
  - March 20, 2014
- X. Discussion Items for Next Meeting
- XI. Adjourn

## **MEMORANDUM**

**To:** Honorable Chair and Members of the Building Code Board of Appeals

**From:** Building Safety Division

**Subject:** Residential Permit Handouts

**Date:** February 19, 2015

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As part of the 2015 goals, staff is looking to update the residential permit packet handouts with an end goal of having a full submittal packet based on individual permits types. At the January 15, 2015 meeting, the Board offered to help review the City's current handouts and handouts from other jurisdictions. This information will be provided at the meeting.

## **MEMORANDUM**

**To:** Honorable Chair and Members of the Building Code Board of Appeals

**From:** Building Safety Division

**Subject:** 2014 Year End Report

**Date:** February 19, 2015

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At the January 15, 2015 meeting, the Board requested the year end totals for 2014.

## Planning and Building Safety Activity Report December - 2014

### Planning Activity

The list represents projects within the various stages of the City's development approval, including: projects submitted to the Planning Division in referral; projects recommended by the Planning Commission; and those projects approved by City Council during the month. It is important to note approved projects may not be built. Approved Planned Unit Developments (PUDs) remain eligible for issuance of building permits for three years. Activity this month includes:

#### 1. In Referral:

- 11 projects (417 residential units and 124,404sf of non-residential)

#### 2. Recommended by Planning Commission:

- 3 projects (42 residential units; SRU – Yoga, and City WWTP Expansion)

#### 3. Approved by City Council:

- 3 projects (42 residential units; SRU – Yoga, and City WWTP Expansion)

Planning Summary – December 2014					
Name	Description	Rezoning	Planned Unit Development		Special Review Use
			Preliminary	Final	
Downtown / Old Town					
Lawrence Enrietto Park SRU	LSAB Community Garden				S
Grain Elevator	PUD/SRU for 27,000 SF non-residential		CC	S	S
CTC					
Core Power Yoga	SRU for a Yoga Studio				S
Wastewater Plant	Final PUD for expansion of City facility			S	S
Howard Berry SRU	SRU Sludge beds for City’s south waterplant				S
South Boulder Road					
Alkonis Annexation	Annex / GDP for 231 units and 18,404 sf	S			
Centennial Valley					
Physicians Dv. Group	48 bed skilled nursing facility	S		S	
Revitalization District					
Coal Creek	51 TH/Dplx Units, 30,000 sf Retail	CC	CC	S-Hold	
DELO Phase 2	5 TH, 130 APT, and 26,000 SF Commerical	CC	CC	S	
DELO Plaza	23,000 sf Retail			S	
Via Appia					
AT&T Antenna	Cell phone antenna - Louisville Rec Center			S-Hold	
North End					
Blocks 12 and 15	6 TH and 36 APT		CC	PC/CC	

New; S – Submitted; PC – Planning Commission Recommendation; CC – City Council Approval

## Development Activity

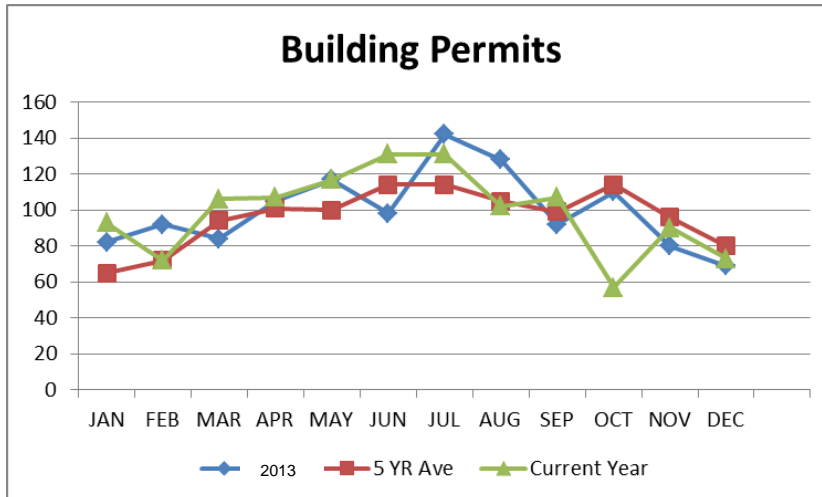
The status of approved projects is listed below.

Development Summary – December 2014									
Name	Approved			Permits Issued			Remaining		
	Res. (Units)	Non-Res.		Res. (Units)	Non-Res.		Res. (Units)	Non-Res.	
		SF	Use		SF	Use		SF	Use
ACTIVE (PERMITS ISSUED)									
North End Phase 2 – PA#2 / #3 South Boulder Road	122	-	-	2	-	-	92	-	-
Center Court Copper Hill Subdivision	111	32,000	Retail	-	-	-	111	-	-
Copper Hill	9	-	-	-	-	-	1	-	-
Sub-Total	242	32,000	Retail	2	-	Flex	204	-	-
INACTIVE (NO PERMITS ISSUED)									
Colorado Tech Center 1772 Praire	-	98,591	Flex	-	-	-	-	98,591	Flex
Boulder Amplifiers	-	23,000	Flex	-	-	-	-	23,000	Flex
1960 Cherry	-	59,137	Flex	-	-	-	-	59,137	Flex
North End Phase 1 - Block 10	85	-	-	-	-	-	85	-	-
Phase 2 - PA#1	21	65,000	Com	-	-	-	21	65,000	Com
Takoda/Steel Ranch The Market Place	-	11,375	Inst.	-	-	-	-	11,375	Inst.
Downtown / Old Town 931 Main Street	-	2,200	Office	-	-	-	-	2,200	Office
927 Main Street	2	560	Office	-	-	-	2	560	Office
Hutchinson Corner	6	-	-	-	-	-	6	-	-
Redevelopment District Delo – Phase 1/1A	55	1,000	Office	-	-	-	55	1,000	Office
Sub-Total	169	260,863	Mix				169	260,863	Mix

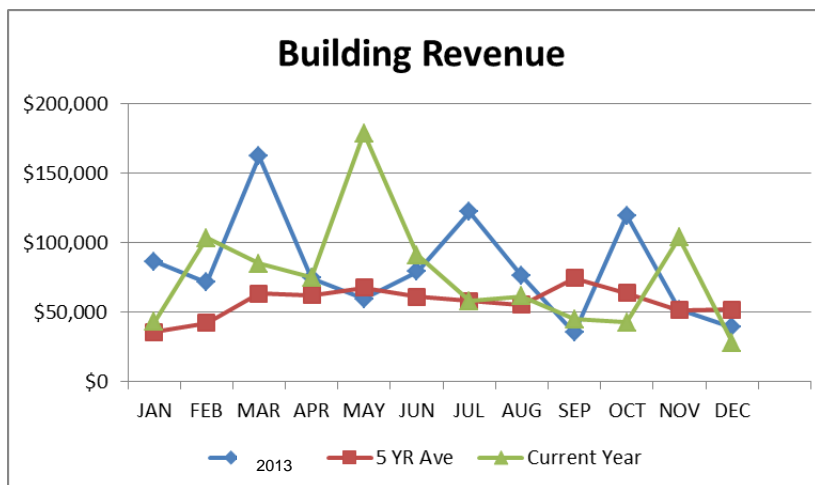
Res – Residential; Off-Office; Ind – Industrial; Inst-Institutional

## Construction Activity

Current building revenues are illustrated with the following information. Monthly building permit and revenue data is presented three ways to provide the Planning and Building Safety Department information to better understand construction activity and economic trends in Louisville.



Summary by Month for Last 5 years		
5 Year Average thru 2013		
Month	Avg Permit	Avg Rev
JAN	65	\$35,557
FEB	72	\$42,262
MAR	94	\$63,410
APR	101	\$62,280
MAY	100	\$67,677
JUN	114	\$60,902
JUL	114	\$57,851
AUG	105	\$55,136
SEP	99	\$74,680
OCT	114	\$63,857
NOV	96	\$51,455
DEC	80	\$51,893



Summary by Month for Previous Year		
Previous Year 2013		
Month	Permits	Revenues
JAN	82	\$86,503
FEB	92	\$71,586
MAR	84	\$162,069
APR	105	\$74,681
MAY	117	\$59,544
JUN	98	\$79,135
JUL	142	\$122,400
AUG	128	\$76,105
SEP	92	\$35,429
OCT	110	\$119,645
NOV	80	\$51,929
DEC	69	\$39,017

## BUILDING PERMITS – BY PERMIT TYPE

Dec-14	Monthly					
	Current Month		Last Year Month		5 year Avg for DEC	
	DEC 2014		DEC 2014			
Permits	Permits	Revenues	Permits	Revenues	Permits	Revenues
New Commercial	0	\$ -	1	\$ 12,900	0.2	\$ 2,614
Tenant Finish Comm	7	\$ 7,902	5	\$ 7,455	4	\$ 9,367
New Residential (SFD)	1	\$ 2,026	0	\$ -	3.6	\$ 9,541
Scrapes and Rebuilds	0	\$ -	0	\$ -	0	\$ -
Alteration/Addition to Res	9	\$ 10,264	6	\$ 9,595	8.6	\$ 5,852
Duplex	0	\$ -	0	\$ -	0	\$ -
Townhomes 3 & 4 units	0	\$ -	0	\$ -	0	\$ -
Townhomes 5 or more	0	\$ -	0	\$ -	0	\$ -
Multifamily (Apartments)	0	\$ -	0	\$ -	0.4	\$ 7,467
Demo Residential	3	\$ 150	2	\$ 100	2	\$ 100
Demo Commercial	0	\$ -	0	\$ -	0.4	\$ 20
Minor and Trade	53	\$ 7,564	55	\$ 9,854	60.8	\$ 9,431
TOTALS	73	\$ 27,906	69	\$ 39,904	80	\$ 44,392

## BUILDING REVENUES – BY PERMIT TYPE

Dec-14	Yearly					
	Current YTD		Previous YTD		5 Year Avg YTD	
	DEC 2014		DEC 2013			
Permits	Permits	Revenues	Permits	Revenues	Permits	Revenues
New Commercial	4	\$ 107,018	10	\$ 187,878	2.4	\$ 44,669
Tenant Finish Comm	89	\$ 280,508	94	\$ 180,085	75	\$ 153,596
New Residential (SFD)	23	\$ 111,739	32	\$ 119,517	45.2	\$ 147,052
Scrapes and Rebuilds	7	\$ 40,569	2	\$ 16,000	1.8	\$ 10,975
Alteration/Addition to Res	143	\$ 165,624	152	\$ 134,504	135	\$ 109,663
Duplex	0	\$ -	2	\$ 5,379	2.6	\$ 8,194
Townhomes 3 & 4 units	4	\$ 10,088	10	\$ 28,593	2.2	\$ 7,687
Townhomes 5 or more	30	\$ 78,532	31	\$ 83,933	7.4	\$ 19,911
Multifamily (Apartments)	0	\$ -	5	\$ 81,483	1.4	\$ 23,764
Demo Residential	36	\$ 1,800	29	\$ 1,450	17.8	\$ 860
Demo Commercial	1	\$ 50	0	\$ -	2.8	\$ 130
Minor and Trade	912	\$ 139,588	832	\$ 140,106	1264.2	\$ 131,623
TOTALS	1249	\$ 935,516	1199	\$ 978,928	1557.8	\$ 658,124